180.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	594,800 / 594,800
					USE VALUE:	594,800 / 594,800
					ASSESSED:	594,800 / 594,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		WADSWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONHAM HENRY
Owner 2:	
Owner 3:	
Street 1:	63 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVA CONSTANCE E & -
Owner 2:	DA SILVA LOURIVAL F -
Street 1:	2 WADSWORTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6770.000	202,200		392,600	594,800
Total Card	0.155	202,200		392,600	594,800
Total Parcel	0.155	202,200		392,600	594,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.95 | /Parcel: 458.95

Legal Description

User Acct 122511

GIS Ref

GIS Ref

Insp Date 07/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 180.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	202,200	0	6,770.	392,600	594,800		Year end	12/23/2021
2021	101	FV	195,300	0	6,770.	392,600	587,900		Year End Roll	12/10/2020
2020	101	FV	195,300	0	6,770.	392,600	587,900	587,900	Year End Roll	12/18/2019
2019	101	FV	184,900	0	6,770.	392,600	577,500	577,500	Year End Roll	1/3/2019
2018	101	FV	184,900	0	6,770.	330,900	515,800	515,800	Year End Roll	12/20/2017
2017	101	FV	184,900	0	6,770.	302,800	487,700	487,700	Year End Roll	1/3/2017
2016	101	FV	184,900	0	6,770.	258,000	442,900	442,900	Year End	1/4/2016
2015	101	FV	173,100	0	6,770.	224,300	397,400	397,400	Year End Roll	12/11/2014

!14181!

PRINT

Date	Time
12/30/21	18:29:43

LAST REV

Date	Time
08/26/21	17:00:21
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA CONSTANCE	1563-25	1	9/25/2020		609,000	No	No		
KARAKOSTAS-SILV	1418-62		6/27/2012	Convenience	1	No	No		
ASTULFI STEPHEN	1153-120		4/1/1996		161,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2012	149	Re-Roof	5,800					

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
7/31/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Measured	336	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6770		Sq. Ft.	Site		0	70.	0.83	7			Med. Tr	-10					392,551						392,600	

Total AC/HA:	0.15542	Total SF/SM:	6770	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	392,551	Spl Credit		Total:	392,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	146.985
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293091
Depreciation:	90858
Depreciated Total:	202233

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

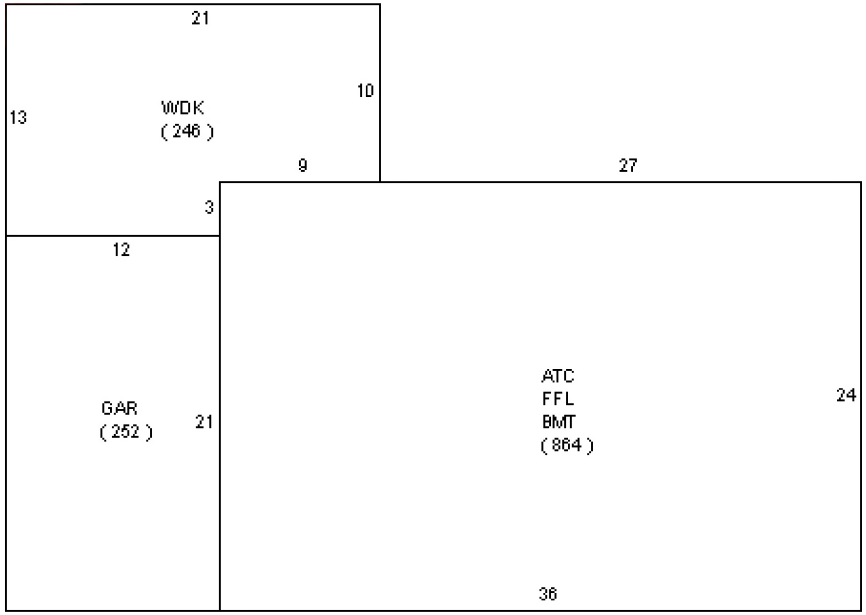
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.99
Special Features:	0	Val/Su Net:	79.98
Final Total:	202200	Val/Su SzAd	173.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	58.430	50,481
FFL	First Floor	864	146.990	126,995
ATC	Attic	302	146.990	44,448
GAR	Garage	252	24.670	6,216
WDK	Deck	246	9.960	2,451

Net Sketched Area:	2,528			Total:	230,591
Size Ad	1166.3999	Gross Area	3090	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

180.0-0010-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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